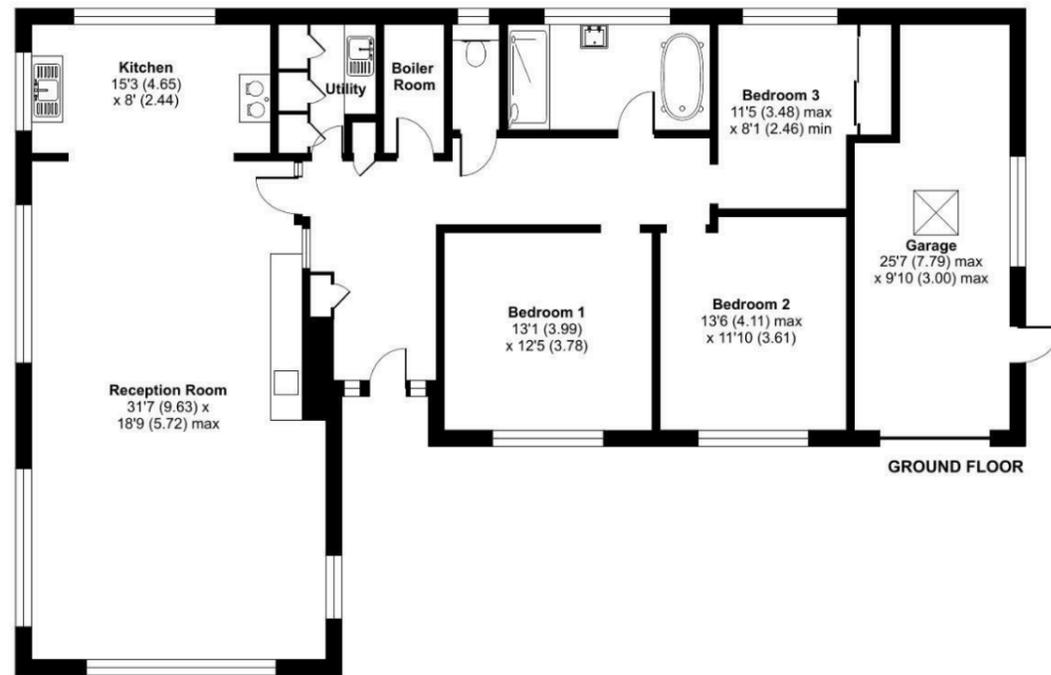


FOR SALE

Sorrento Bettws Cedewain, Newtown, Powys, SY16 3DX



Approximate Area = 1592 sq ft / 147.8 sq m
 Garage = 231 sq ft / 21.4 sq m
 Total = 1823 sq ft / 169.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1277238



FOR SALE

£520,000

Sorrento Bettws Cedewain, Newtown, Powys, SY16 3DX

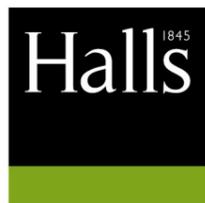
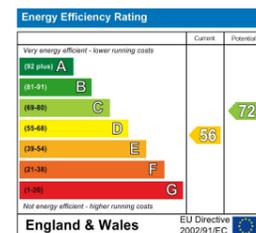
Sorrento is a beautifully presented three-bedroom, detached family home with surrounding gardens, a multi-vehicle driveway, and garage. Offering a dynamic open living space with views over the Welsh countryside, the property is predominantly finished with Birch plywood walls throughout, and benefits from an open plan kitchen, three well proportioned double bedrooms, a stylish bathroom suite with a walk-in shower and free standing bath. The property has a low-apex pitched roof. Located on the outskirts of Bettws Cedewain, viewings come highly recommended.



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales
 14 Broad Street, Welshpool, Powys, SY21 7SD
 E: welshpool@hallsgb.com



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01938 555552



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Beautifully presented three-bedroom detached family home
- Located on the outskirts of Bettws Cedewain
- Dynamic open living space with views over the Welsh countryside
- Predominantly finished with Birch plywood walls throughout
- Surrounding gardens, multi-vehicle driveway and garage
- Viewings come highly recommended

Single glazed froxested entrance door leading to

Hallway

Birch ply built in storage cupboards throughout, original pine floor, double glazed sky light, and cast iron radiator, leading to

Living Room

Original pine flooring, three double glazed UVPC windows to the side elevation, large double glazed UVPC front facing window, Morsø woodburning stove set on slate hearth with white tile surround, three cast iron radiators (Castrads).

Kitchen

Rear facing single glazed window, side double glazed window, chrome sink with double drainer, chrome taps, freestanding AGA, Nora flooring.

Utility Room

Birch ply storage cupboards, Nora flooring, solid wood work top, space for washing machine and tumble dryer, Belfast sink with copper taps, single glazed frosted door leading to rear garden.

W.C.

Low level W.C., wall mounted Duravit hand basin, cast iron radiator, rear facing single glazed window.

Bathroom

Tiled flooring, walk-in shower with tiled surround, matte-black fitted shower, chrome heated towel rail, vanity unit with ceramic sink with matte black taps, freestanding bath, rear facing single glazed window.

Bedroom One

Single glazed front facing window, cast iron radiator, pine wood flooring.

Bedroom Two

Single glazed front facing window, cast iron radiator, pine wood flooring.

Bedroom Three

Single glazed rear facing window, built-in storage cupboards, pine wood flooring.

Garage

Folding garage door, double glazed skylight, side facing dingle glazed window and side access door.

Externally

Gated driveway with ample parking space, lawned area and concrete path surrounding the property, raised flower beds to the front and side, oil tank and water tap to the rear. The septic tank is located in the field rear to the property.

Services

Mains electricity, mains water and private drainage are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'F'

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

Directions

Postcode for the property is SY16 3DX

What3Words Reference is diverged.familiar.postcard

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com